



DONALD L. WOLFE, Director

# COUNTY OF LOS ANGELES

## DEPARTMENT OF PUBLIC WORKS

*"To Enrich Lives Through Effective and Caring Service"*

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IN REPLY PLEASE  
REFER TO FILE: C-1

July 20, 2006

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, CA 90012

Dear Supervisors:

**AWARD CONSTRUCTION CONTRACT  
CAPITAL PROJECT NO. 69274  
PACIFIC CREST PARK  
LANDSCAPE IMPROVEMENTS  
SUPERVISORIAL DISTRICT 5  
3 VOTES**

### **JOINT RECOMMENDATION WITH THE CHIEF ADMINISTRATIVE OFFICER AND THE DIRECTOR OF PARKS AND RECREATION THAT YOUR BOARD:**

Award and authorize the Director of Public Works, or his designee, to execute a construction contract, in the form previously approved by County Counsel, with Belaire-West Landscape, Inc., the apparent lowest responsible and responsive bidder, for the Pacific Crest Park Landscape Improvements, in the amount of \$389,100.00, and establish the effective contract date following receipt of approved Faithful Performance and Labor and Material Bonds and insurance certificates from the contractor.

### **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

Approval of the recommended action will allow Public Works to proceed with construction of the Pacific Crest Park Landscape Improvements project.

Pacific Crest Park is approximately 6.8 acres of undeveloped land located in the unincorporated Saugus area of the County of Los Angeles. Acquisition of the park site by the County was completed in March 2000. The site was deeded to the County for

park purposes by Pacific Bay Homes to meet their Total Quimby Parkland Obligation for Tract 46908, which established the subdivisions for the community surrounding the park site.

The Pacific Crest Park Landscape Improvements project will:

- Establish new water service to the park from the Santa Clarita Water District.
- Provide a new irrigation system to the entire park site.
- Hydroseed the entire park site.
- Provide shade trees along the perimeter of the park.
- Provide trash receptacles.
- Provide park benches.
- Provide chainlink fencing along the west edge of the park.
- Provide 4-foot-wide decomposed granite path along the perimeter of the park.
- Provide one Americans with Disabilities Act accessible parking space in the adjacent school parking lot shared by the Department of Parks and Recreation and provide barrier free access from the parking lot to the park site.

On June 7, 2006, your Board adopted the plans and specifications and authorized advertising for construction bids. On July 6, 2006, one bid was received. Belaire-West Landscape, Inc., with a bid of \$389,100.00 is the apparent lowest responsive and responsible bidder. The bid received from Belaire-West Landscape, Inc., is \$24,250 below Public Works' fair construction cost estimate amount of \$413,350. Since the construction bid is less than the estimated construction cost, we are recommending award of the construction contract.

### **Implementation of Strategic Plan Goals**

This project is consistent with the County Strategic Plan Goal of Service Excellence and Community Service since it will provide area residents with an open park site within the unincorporated community of Saugus.

### **FISCAL IMPACT/FINANCING**

The recommended construction contract with Belaire-West Landscape, Inc., is for \$389,100. In addition, \$41,000 has been allocated for change orders in the construction budget.

The total project cost (Enclosure A) including construction, utility connections, design, consultant services, and County services is currently estimated at \$817,000. The project is fully funded by Park In-Lieu Fees available in Park Planning Area No. 35. Sufficient appropriation is available in the Fiscal Year 2006-07 Capital Project Budget under Capital Project No. 69274.

### **OPERATING BUDGET IMPACT**

Based on the project scope, current salary and employee benefits rates, and construction schedule, the Department of Parks and Recreation anticipates a one-time start-up cost of \$28,030 and ongoing costs of \$71,363 to operate and maintain the new park developments.

The one-time start-up cost of \$28,030 is to purchase the necessary equipment and supplies to begin park maintenance operations including a crew cab pick-up truck and power equipment. For increased efficiency, the use of the vehicle and power equipment will be shared with Fair Oaks Park, a new 6 1/2 acre park currently under construction.

To provide ongoing maintenance, the Department of Parks and Recreation anticipates annual ongoing costs of \$71,363, which includes \$39,167 for salary and employee benefits for maintenance staff and \$32,195 for utilities, vehicle maintenance, grounds maintenance supplies, and a mowing contract.

The Department of Parks and Recreation included these new facilities costs in its Fiscal Year 2006-07 Budget request, and sufficient appropriation for funding the operations is in its Fiscal Year 2006-07 Budget.

### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

A standard contract, in the form previously approved by County Counsel, will be used. The standard Board-directed clauses that provide for contract termination, renegotiation, and hiring qualified displaced County employees will be included in the contract. It will also include the standard clauses relating to the Small Business Enterprise Preference Program consideration.

The project specifications include the contractual provisions, methods, and material requirements necessary for this project. The contract agreement will be in the form previously approved by County Counsel.

As required by your Board, language has been incorporated into the project specifications stating that the contractor shall notify its employees, and shall require each subcontractor to notify its employees, that they may be eligible for the Federal Earned Income Credit under the Federal income tax laws.

### **ENVIRONMENTAL DOCUMENTATION**

This project is categorically exempt from the California Environmental Quality Act according to Sections 15303 (d) and (e) and 15304 (b) of the State Guidelines and Classes 3(a) and (b) and (4)(c) of the Environmental Document Reporting Procedures and Guidelines adopted by your Board on November 17, 1987.

### **CONTRACTING PROCESS**

On June 7, 2006, your Board adopted the plans and specifications for this project at an estimated construction cost of \$399,367 and authorized advertising for bids. On July 6, 2006, one bid was received for the project. Belaire-West Landscape, Inc., with a bid of \$389,100.00 is the apparent lowest responsive and responsible bidder meeting the criteria adopted by your Board.

Belaire-West Landscape, Inc., is participating in the Community Business Enterprise Program, and this data is on file with Public Works.

To ensure that the contract is awarded to a responsible contractor with a satisfactory history of performance, bidders are required to report False Claims Act violations, labor law/payroll violations, debarments, their civil litigation history, and information regarding prior criminal convictions. The information reported will be considered before making a recommendation to award.

The project specifications contain provisions requiring the contractor to (1) comply with the County's Child Support Compliance Program, (2) report solicitations of improper consideration by County employees and allowing the County to terminate the contract if it is found that the contractor offered or gave improper consideration to County employees, (3) comply with the requirements of the County's Contractor Employee Jury Service Program, and (4) comply with the Newborn Abandonment Law (Safely Surrendered Baby Law).

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The project specifications also contain a provision that, should the contractor require additional or replacement personnel to fill employment openings, consideration shall be given to hiring qualified participants in the County's Greater Avenues for Independence or General Relief Opportunities for Work programs.

### **IMPACT ON CURRENT SERVICES (OR PROJECTS)**

The project is to be completed in 40 working days; however, an additional 90 calendar days are required for establishment of the landscaping. Therefore, it is estimated that the work will start in October 2006 and be completed in February 2007 (Enclosure B - Project Schedule). Local residents will be informed that traffic and local access will be mildly disrupted during the construction. The Department of Public Works will coordinate activities with the adjacent school site to assure special events or programs will not be interrupted.

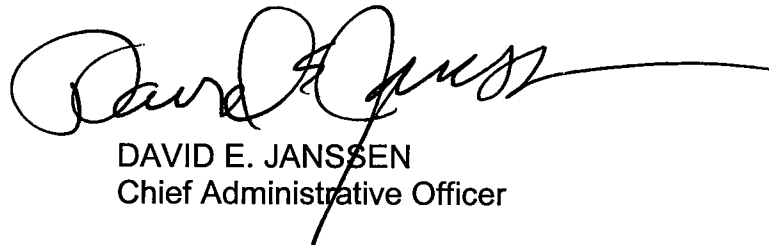
### **CONCLUSION**

Please return one adopted copy of this letter to Public Works, the Chief Administrative Officer, and the Director of Parks and Recreation.

Respectfully submitted,



DONALD L. WOLFE  
Director of Public Works



DAVID E. JANSSEN  
Chief Administrative Officer

RUSS GUINEY  
Director of Parks and Recreation

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cc: Chief Administrative Office  
County Counsel  
Office of Affirmative Action Compliance  
Parks and Recreation

## ENCLOSURE A - PROJECT BUDGET SUMMARY

**ADOPT AND ADVERTISE  
PACIFIC CREST PARK  
LANDSCAPE IMPROVEMENTS  
CAPTITAL PROJECT NO. 69274  
PROJECT ID NO. AEDM000022  
(Fifth District)**

Cost Category	Estimated Project Cost	Impact of Proposed Action	Revised Project Cost
1. Land Acquisition	N/A	N/A	N/A
2. Plans and Specifications	\$ 34,490	\$ 0	\$ 34,490
3. Plan Review	N/A	N/A	N/A
4. Make-Ready Activities	\$ 0	\$ 0	\$ 0
5. Construction			
A. Contract	\$ 399,367	\$ (24,250)	\$ 389,100
B. Change Orders	<u>41,000</u>	<u>(2,000)</u>	<u>39,000</u>
Subtotal	\$ 440,367	\$ (26,250)	\$ 414,117
6. Equipment	\$ 0	\$ 0	\$ 0
7. Consultant Services	N/A	N/A	N/A
8. County Services	\$ 52,200	\$ 0	\$ 52,200
9. Utilities	\$ 315,943	\$ 0	\$ 315,943
10. At-Risk Youth*	\$ 0	\$ 0	\$ 0
<b>TOTAL</b>	<b>\$ 843,000</b>	<b>\$ (26,250)</b>	<b>\$ 816,750</b>

## ENCLOSURE B - PROJECT SCHEDULE

**ADOPT AND ADVERTISE  
PACIFIC CREST PARK  
LANDSCAPE IMPROVEMENTS  
CAPTITAL PROJECT NO. 69274  
PROJECT ID NO. AEDM000022  
(Fifth District)**

Project Activity	Scheduled Completion Date	Revised Completion Date	Date Completed
1. Land Acquisition Environmental Impact	N/A	N/A	N/A
2. Program			N/A
3. Schematic Design			N/A
4. Design Development			12/21/04
5. Construction Documents		1/9/06	02/01/06
6. Construction Contract Award	8/1/06		
7. Construction Start	10/2/06		
8. Substantial Completion	3/1/07		
9. Final Acceptance	4/1/07		